

COMING IN 2027

FOR SALE OR LEASE

# THE OFFICES AT SILVERLEAF MARKET

PROFESSIONAL OFFICE & MEDICAL CONDOS IN NORTH FLORIDA'S MOST DYNAMIC COMMUNITY



SILVERLEAF PARKWAY & FOX SQUIRREL ROAD, ST. JOHNS COUNTY, FLORIDA 32092

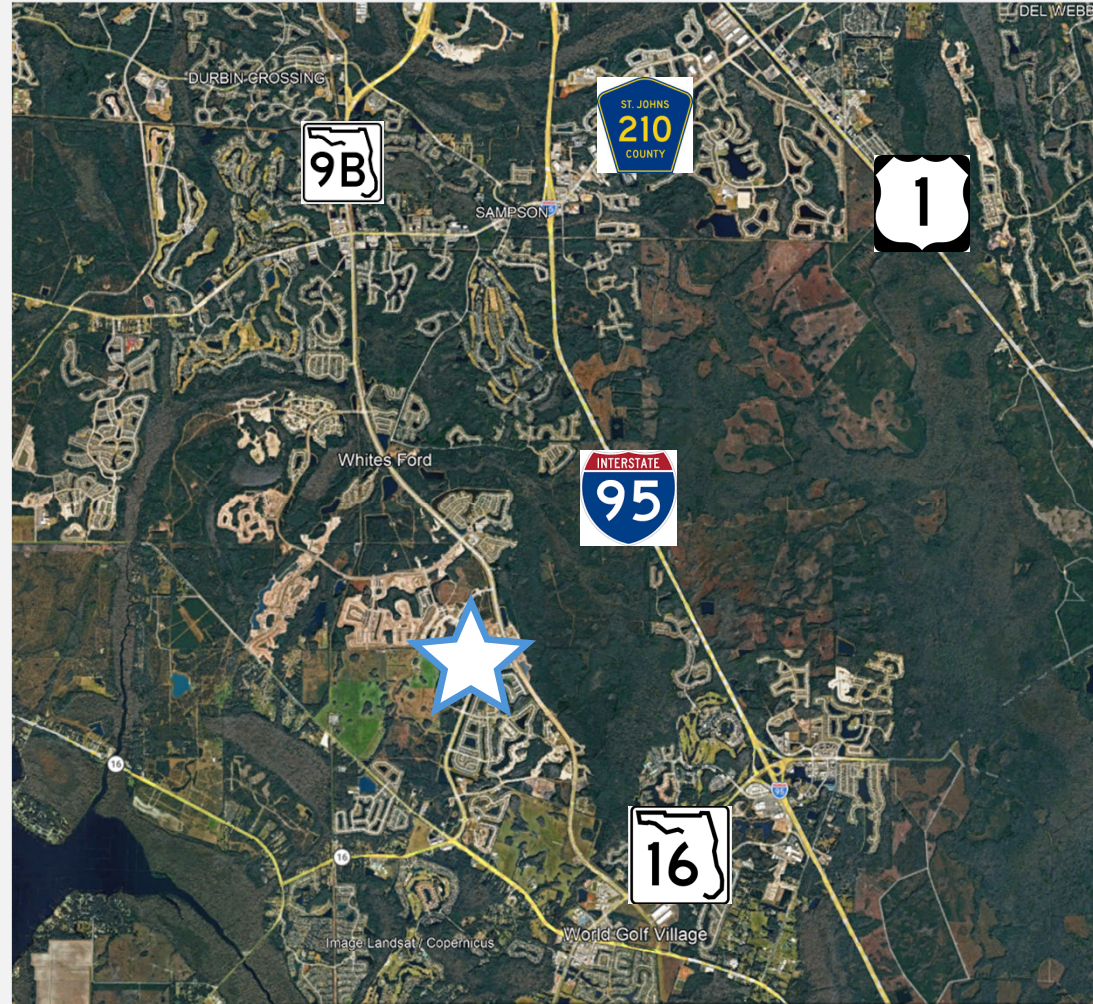
ANOTHER QUALITY DEVELOPMENT BY:  
**SKINNER BROS REALTY & THE SILVERFIELD GROUP**



SILVERFIELD GROUP

# EXECUTIVE SUMMARY

- **New construction professional and medical office space for sale or lease in North Florida's most dynamic market, Silverleaf.**
- **Coastal contemporary elevations to match Silverleaf.**
- **High-quality unit construction.**
- **Spaces available from 1,500 to 9,000/SF.**
- **Custom floor plans available.**
- **Strategic Silverleaf location by the Publix-anchored Silverleaf Market and Baptist Health's medical campus.**
- **Convenient access from I95, CR210, SR16, and 9B.**
- **Great visibility, easy access, excellent parking.**
- **Strong area demographics and great schools.**
- **Call or email Ray Adams or Bois Farrar for sales and leasing information.**



**RAY ADAMS**  
**SILVERFIELD COMMERCIAL REALTY**  
**(904) 657-1614 (MOBILE)**  
**RAY@SILVERFIELDGROUP.COM**

**BOIS FARRAR**  
**SKINNER BROS. REALTY**  
**904.955.5235 (MOBILE)**  
**BOIS@SKINNERREALTY.COM**



# ABOUT SILVERLEAF

Silverleaf is a master-planned community with no CDD fees, boasting neighborhood parks, over 50 miles of sidewalks and cart paths, and award-winning amenities. This new home community is located in St. Johns County, Florida, between County Road 210 and State Road 16 at St. Johns Parkway west of Interstate 95. It is comprised of approximately 11,000 acres, encompassing 7 miles of St. Johns Parkway. SilverLeaf is zoned for 17,600 dwelling units, 2,900,000 square feet of mixed-use and commercial space, and over 4,350 acres of pristine conservation land. SilverLeaf consists of several neighborhoods in a wide range of sizes, price points, and styles for both individuals and families. When completed, Silverleaf will be one of the largest community developments in Northeast Florida.

## SILVERLEAF DEVELOPMENT HIGHLIGHTS

- IN 2025, RCLCO.COM NAMED SILVERLEAF THE 7TH HIGHEST-SELLING MASTER-PLANNED COMMUNITY IN THE NATION.
- FOR THE LAST FOUR YEARS, SILVERLEAF HAS BEEN AMONG THE TOP-SELLING MASTER PLANNED COMMUNITIES IN THE NATION (2022 #3, 2023 #9, 2024 #8, 2025 #7).
- ZONED FOR 17,600 RESIDENTIAL UNITS AND 2,900,000/SF OF MIXED-USE AND COMMERCIAL SPACE.
- THE AVERAGE SILVERLEAF SINGLE-FAMILY HOME VALUE WAS \$664,700 (2024).
- AS OF MAY 2026, 4,366 HOMES HAVE BEEN SOLD, 598 HOMES ARE BEING BUILT, AND 1,818 LOTS ARE BEING DEVELOPED.
- THE PUBLIX-ANCHORED 71,000/SF SILVERLEAF MARKET OPENED IN 2026.
- THE 118,000/SF PHASE ONE OF BAPTIST HEALTH'S PLANNED 300,000/SF MEDICAL CAMPUS WILL OPEN IN 2026.

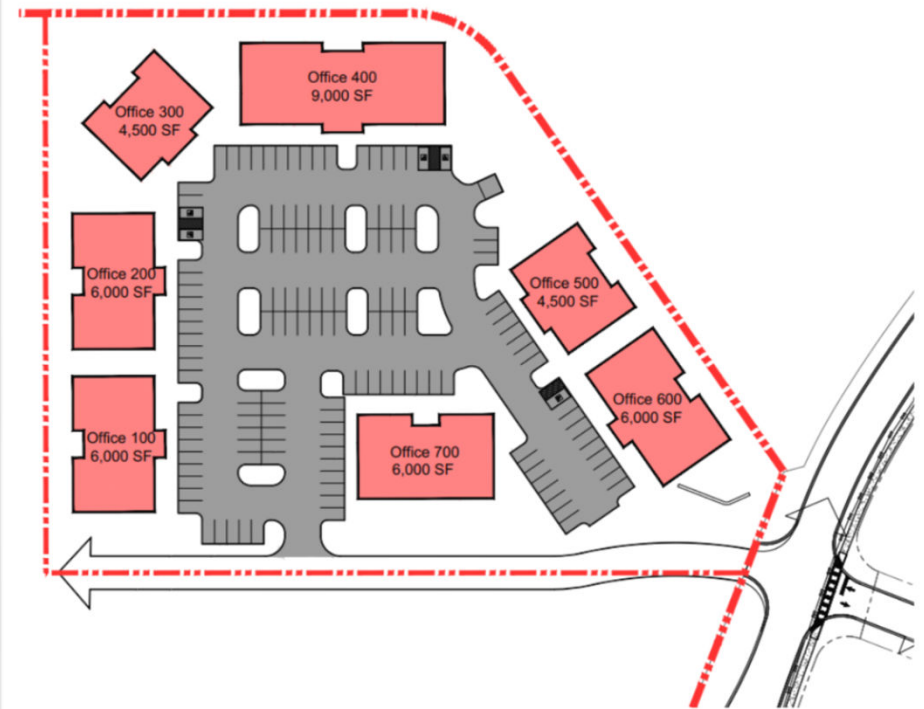
Publix.



Wolfson  
Children's

# SITE PLAN & PARKING

| Building             | Area (GSF)    | Parking Req. | Ratio           |
|----------------------|---------------|--------------|-----------------|
| Building 100         | 6,000         | 21           | 3.5/1000        |
| Building 200         | 6,000         | 21           | 3.5/1000        |
| Building 300         | 4,500         | 16           | 3.5/1000        |
| Building 400         | 9,000         | 32           | 3.5/1000        |
| Building 500         | 4,500         | 16           | 3.5/1000        |
| Building 600         | 6,000         | 21           | 3.5/1000        |
| Building 700         | 6,000         | 21           | 3.5/1000        |
| <b>Total Phase 1</b> | <b>42,000</b> | <b>148</b>   | <b>3.5/1000</b> |



# AERIAL SITE MAP



# AERIAL SITE MAP



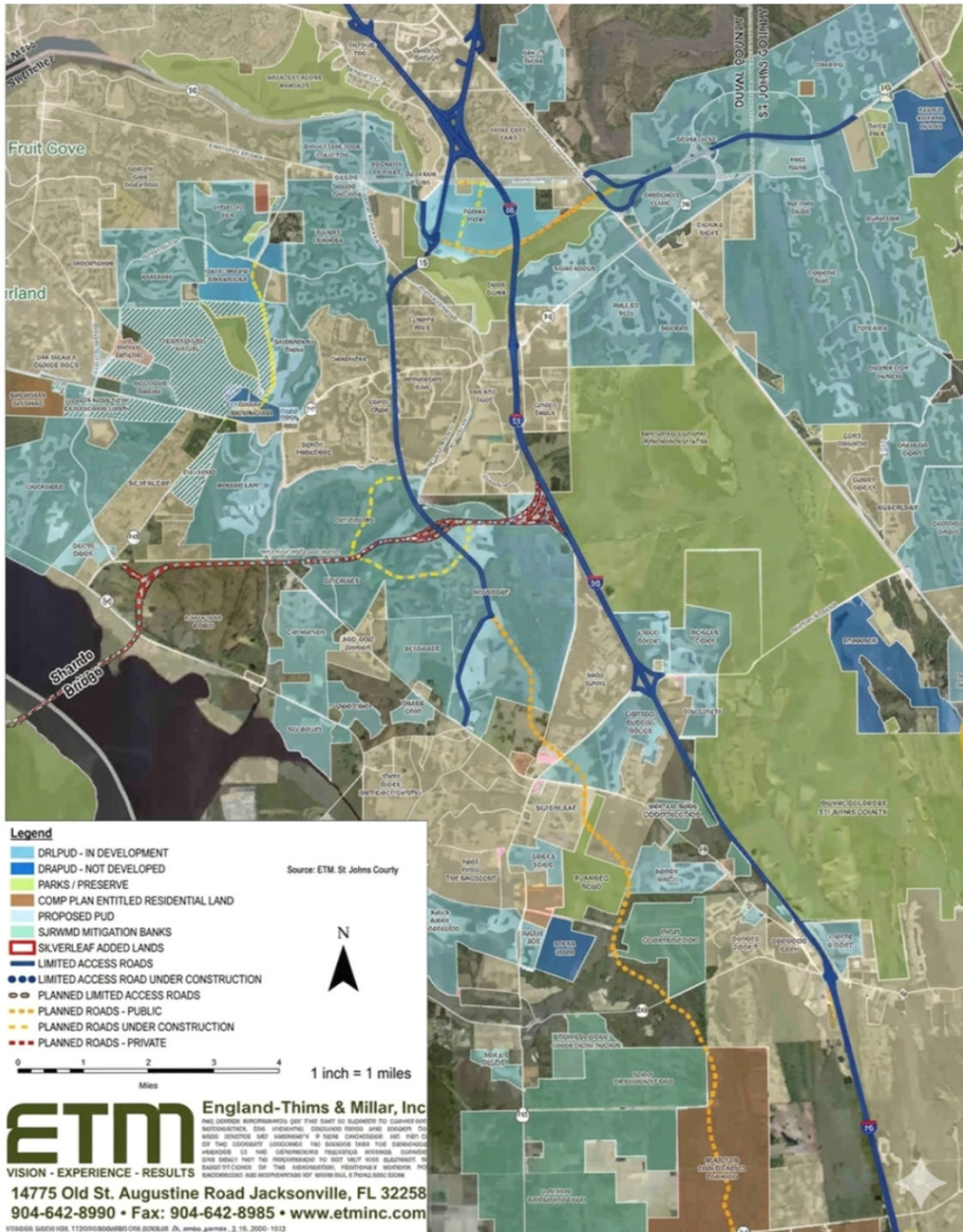
# SILVERLEAF MASTER SITE PLAN



## Silverleaf Housing Developments

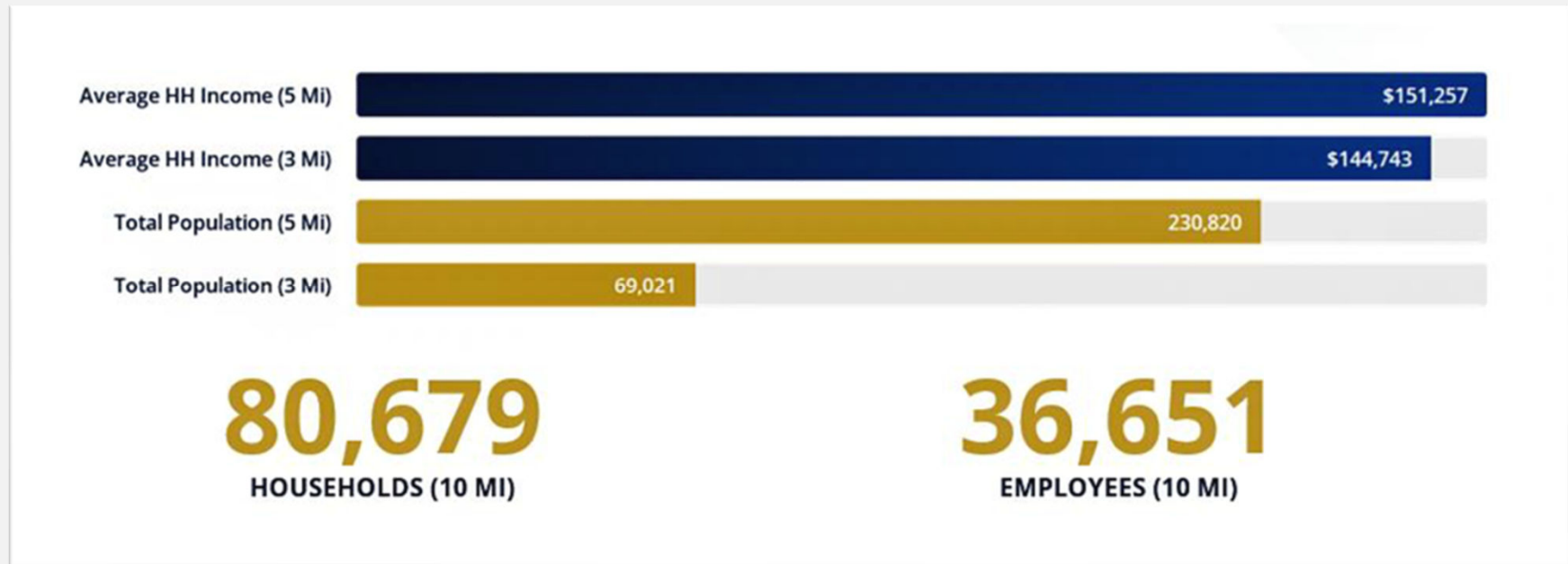
|                        |             |
|------------------------|-------------|
| 2. Aspire Apartments   | 418 Units   |
| 3. Silver Landing      | 1,258 Units |
| 4. Elm Creek           | 484 Units   |
| 5. Reverie—55+         | 363 Units   |
| 6. Silver Meadows      | 895 Units   |
| 7. Newbrook            | 547 Units   |
| 8. Brook Forest        | 665 Units   |
| 9. John's Island       | 535 Units   |
| 10. Waterford Lakes    | 418 Units   |
| 11. Holly Forest       | 353 Units   |
| 12. Silverleaf Village | 681 Units   |

# SURROUNDING RESIDENTIAL ACTIVITY



| Project                             | Approved      | Built         | Unbuilt       |
|-------------------------------------|---------------|---------------|---------------|
| Aberdeen                            | 1,615         | 1,492         | 123           |
| Anderson Greenbriar (Bartram Ranch) | 365           | 9             | 356           |
| Arbor Mill                          | 317           | 313           | 4             |
| Bannon Lakes                        | 934           | 461           | 473           |
| Cimarrone                           | 768           | 768           | 0             |
| Cordova Palms                       | 750           | 0             | 750           |
| Durbin Crossing                     | 1,814         | 1,801         | 13            |
| Gran Lake                           | 296           | 292           | 4             |
| Grand Oaks                          | 999           | 58            | 941           |
| Grande Creek                        | 400           | 0             | 400           |
| Greenbriar Downs                    | 818           | 15            | 803           |
| Johns Creek                         | 583           | 582           | 1             |
| Julington Lakes                     | 512           | 385           | 127           |
| Kensington                          | 299           | 299           | 0             |
| Las Calinas PRD                     | 115           | 115           | 0             |
| Las Calinas PUD                     | 26            | 26            | 0             |
| ICI Middlebourne                    | 426           | 0             | 426           |
| Murabella                           | 740           | 740           | 0             |
| Nocatee                             | 8,595         | 7,200         | 1,395         |
| Oxford Estates                      | 321           | 263           | 58            |
| Palencia North                      | 736           | 729           | 7             |
| Rivertown                           | 3,700         | 1,483         | 2,217         |
| Saint Johns                         | 7,598         | 4,798         | 2,800         |
| Samara Lakes                        | 860           | 856           | 4             |
| Sandy Creek                         | 383           | 303           | 80            |
| Shearwater                          | 1,918         | 950           | 968           |
| SilverLeaf (Plantation)             | 11,400        | 683           | 10,717        |
| South Hampton                       | 779           | 769           | 10            |
| St. Johns Forest                    | 545           | 530           | 15            |
| St. Johns Golf & Country            | 799           | 797           | 2             |
| Stone Creek (Landing)               | 44            | 44            | 0             |
| Stonehurst                          | 530           | 517           | 13            |
| Whisper Ridge                       | 405           | 405           | 0             |
| World Commerce Center               | 405           | 405           | 0             |
| <b>Total</b>                        | <b>50,795</b> | <b>28,088</b> | <b>22,707</b> |

# MARKET DEMOGRAPHICS



**26.4 %**

POPULATION GROWTH (2019-24)

**23.7 %**

JOB MARKET GROWTH (2019-24)

**20.5%**

PROJ. POPULATION GROWTH BY 2029

- **ST. JOHNS IS FLORIDA'S FASTEST-GROWING COUNTY**, *according to World Population Review 2025.*
- **ST. JOHNS HAS THE BEST SCHOOLS IN FLORIDA.**
- **ST. JOHNS IS THE BEST COUNTY TO LIVE IN FLORIDA**, *according to Niche 2025.*